

**CITY OF REDMOND
DESIGN REVIEW BOARD
September 20, 2007**

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

BOARD MEMBERS PRESENT: David Wobker, Lee Madrid, David Scott Meade, Sally Promer-Nichols.

STAFF PRESENT: Steven Fischer, Senior Planner; Asma Jeelani, Assistant Planner; Nathalie Schmidt, Assistant Planner

CALL TO ORDER

The meeting was called to order by the Chairperson of the Design Review Board Sally Promer-Nichols at 7:07 PM.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

RECORDING

The meetings are tape-recorded and the recording will be part of the official record of each case. It is important to identify yourself prior to speaking so that you may be included in the recording.

MINUTES

IT WAS MOVED BY LEE MADRID TO APPROVE THE JULY 19, 2007 MINUTES. MOTION SECONDED BY DAVID WOBKER. MOTION PASSES (3-0) WITH ONE ABSTENTION.

DISCUSSION ITEM

Mr. Fischer explained that Dennis Cope had been vice-chair. Mr. Cope has relocated back to St. Louis, so a new vice-chair is needed. The vice chair runs the meeting when the chair is not available. David Scott Meade was chosen as vice-chair by consensus.

APPROVAL

Redmond Square Awnings

Description: Replacement of awnings

Location: 16541 Redmond Way

Applicant: Lori Alton Smith

Staff Contact: Steve Fischer / 425.556.2432

Senior Planner Steve Fischer noted that this project is a combination of four buildings, which are going through a remodel upgrade. The applicant wants to change the color of the awnings. A frame is already in place for the awning, and the applicant wants to change out the material. The photos in the staff report show a green awning, which is currently there. Page three of that report shows a black and white stripe on the awning, and that is what's being proposed. Signs and other proposals will be ignored tonight in order to focus on the awnings. Mr. Fischer notes the color should fit in with the color scheme of the neighborhood. The staff recommends a change to the color of the awnings with a color that's more compatible to the color of the architecture. The staff believes the black and white stripe would be too much of a change for the downtown, but it's the board's call.

Rhoda Alton spoke on behalf of the owners. The building was built in 1984, and has the original green awning fabric in place. The lifespan of that material was seven to ten years, so 23 years later, it's time for a change. The goal is to replace the faded, decaying fabric with something that represents the history of the building. The idea would also be to update the image and quality of the awnings. There are actually five buildings in the project. One is across the street on Cleveland. The owner wants the black and white awning on both sides of the street to visually tie the properties together. A unified image could help customers understand the parking for the five buildings is shared. A team of architects all came in to look

at these different fabrics, and were unanimous in agreeing a new look, complementary to the orange brick, would be appropriate. The applicant believes the black and white awning speaks to the vintage look of the historic town center. In renaming the center as Redmond Center, and pulling in elements from both sides of the street, the applicant wants to identify more with Redmond Town Center, kitty-corner from the project. Applicant offered a sample to the board members.

COMMENTS FROM THE DRB MEMBERS:

Mr. Madrid:

- Asked if other colors were considered. Applicant responded a rust color, the current green color, a yellow and white stripe, black, white, gray, and a green and white stripe were considered. In looking at those recommendations, from the architects and designers, black and white was the best option.
- Mr. Madrid says he likes the stripes, but not the black and white. He thinks it's too much contrast and too dramatic of a change. He'd like to see more options to work with. Without having other colors, he's reticent to give support for the black and white stripe. Applicant says she can come back with other choices, and points out this is not even two feet of elevation, in terms of color.
- Mr. Madrid says he'd still like to see more colors, in light of the community guidelines. Muted earth-tone colors might be a better suggestion.

Mr. Wobker:

- Would prefer forest green and white stripes to the black and white.
- Despite the urging to look at just the awnings, he's not in favor of all the changes overall.

Mr. Meade:

- Would also like to see more options to make an informed choice. He'd like to dissect this a little more. Thinks the black and white stripes are busy.
- Mr. Fischer asked if seeing the photo simulations and the width of the stripe helps the board.
- Mr. Meade says if the stripe were bigger, that might be palatable.
- Mr. Wobker says a wider stripe would be better.

Ms. Promer-Nichols:

- Is in the same boat as the other members. Is also looking at the overall project, and notes that after a trip she made by the site today, logos from businesses will be located somewhere there. With those logos and these awnings, it will be too much. It will look like Disneyland.
- If you took away everything else, including cars and logos, it might work. But with the smaller spaces, there will be numerous signs, and the stripes would be too busy.
- The applicant says she'd be happy to do that.

IT WAS MOVED BY MR. MADRID AND SECONDED BY MR. WOBKER TO TABLE THE CURRENT APPLICATION AS IT STANDS, AND HAVE THE APPLICANT COME BACK WITH A FEW CHOICES FOR COLOR, PAYING ATTENTION TO COMMENTS FROM THE BOARD ABOUT FOREST GREEN, MUTED COLORS, STRIPES, AND EARTH TONES. THE BOARD SAYS IT'S OPEN TO DIFFERENT COMBINATIONS, BUT THE BOARD NEEDS CHOICES.

- **THE APPLICANT NEEDS TO COME BACK WITH CHOICES OF COLORS, WITH STAFF GUIDANCE, AND THE DEVELOPMENT COMMUNITY GUIDE IN MIND, THE BOARD CAN WORK TOWARDS AN APPROVAL.**
- **A PHOTO WITHOUT THE ITEMS NOT TO BE CONSIDERED WILL BE REQUIRED AS WELL.**

MOTION APPROVED (4-0).

APPROVAL

L0760368. Reservoir Park Pump Station

Description: Replacement of an existing underground water booster pump station with updated facility in same location, including a new 1,250 SF above-ground structure for the purpose of maintenance.

Location: 163rd and NE 95th Street

Applicant: Mike Haley *with* the City of Redmond

Staff Contact: Nathalie Schmidt / 425.556.2471

Ms. Schmidt explained this project is located at Reservoir Park on Education Hill. It's an existing park. The project will replace the facility, an underground water booster pump station, with a new structure, and enclose it. The structure is 1,250 SF on two levels. The structure is similar in design to other city projects and public utility buildings. Revisions to the original pre-application include landscaping on the site, with an area north of the structure to provide screening. There's also an area on top of the man-made slope between the reservoir and the facility. There's a retaining wall there as well, plus a reconstructed chain link fence around the area for security.

This project came as a pre-application in February of 2007. At that meeting, the Board had no major comments towards the building, other than wanting to see materials. The board also wanted to make sure the area around the building fit the public park context. Based on the new plans submitted, the staff found that the large man-made slope was planted with just one type of plant, which was an issue that needed to be addressed. Also, the fencing around the retaining wall needed to be further clarified. The views from the park, considered previously, are still a non-issue. The structure itself provides screening as well. Staff recommends approval pending discussion for the building, elevation, colors, materials, and the landscaping, with the following conditions: to provide a variety of plants on the man-made slope, and presentation of materials and consistencies after approval.

Mike Haley with the City of Redmond Public Works spoke on behalf of the applicant. He was accompanied by architect Richard Abe and civil designer Keith Parker. A landscaping plan has been developed to maintain the steep slope by the tank. There are several trees to screen residents away from the proposed building. Applicant is ready to accept the conditions laid out by staff. Ground cover options have been considered. Mr. Abe, the engineer, noted that several colors have already been approved by the Board. What's being proposed is a simple structure that's very subtle and doesn't compete with the neighborhood. All the colors are earth tones, and are very soft. Mr. Parker, the civil designer, spoke about the landscape architecture. The first question about landscaping covered the one home to the north that would see the building. Some screening will be added. Douglas firs will be the trees; they'll be eight feet at install. Winter creeper will be the ground cover. The plan is to build an 8' retaining wall to allow the ground cover to grow on that, below the steep slope. There will be a combination of four different ground covers with different colors and heights. They won't impact any view or sight lines. Irrigation will be needed for the first year, but not past that.

An existing fence around the site will come back around the retaining wall, and tie into existing fence on the north and south. It will be put in for security. It won't project above the building and won't affect any views. The wall is dry stack masonry, a structurally-designed wall with the fabric laying back. It will be keyed into the hillside, a natural-colored split-phase wall.

COMMENTS BY THE DRB MEMBERS:

Mr. Madrid:

- Thinks the building is great, and just what the Board wants to see.
- On the materials, would like to see details on the materials for the wall. Would have liked to see more on that.
- Asked about fence, which is 5' black vinyl coated chain link. The fence on the bottom of the berm will be a new fence, according to the applicant, but now at the top of the wall.
- Asked about working with the slope. Applicant responded geo-technical reviews have been made.
- The existing fence is chain link and wood, 42" high, at the top of the reservoir and above the pump facility.
- Mr. Madrid is supported of what's been presented, if details about the wall can be hammered out.

Mr. Wobker:

- Thinks the building looks fine. Wants to make sure nothing will happen to the tennis courts. Applicant says nothing will be happening to those courts.
- Asks about access to the courts during construction. Applicant says that access will still be there, along with parking.

Mr. Meade:

- Says the project looks like what a pump house in Redmond should look like. His questions have been answered.
- Says it's interesting the downspouts are recessed, but beyond that, it's entirely appropriate.

Mr. Promer-Nichols:

- Thinks the pump house looks great, but wants to clean up the landscaping.
- Says the crescent of four firs should perhaps include different groupings, with four, or five, or two.
- Would like to see the ground cover and shrubs tie in together so there's not an island of four trees and planting underneath.
- Doesn't understand the concept behind the shapes, but would recommend going with a circle theme.
- Can't stand St. John's wort, even though it's a great, tough plant. It dies out, and little twigs are left behind. It's a bear to take out. Would like another plant there instead, perhaps a bramble or some grasses. Wants to simplify the space.
- Applicant noted that, regarding the tree locations, there are some limitations on the site. They say they'll do the best they can to "loosen it up," as the Board put it, to make it less uniform.

IT WAS MOVED BY MR. MADRID AND SECONDED BY MR. WOBKER TO APPROVE L070368, FROM THE CITY OF REDMOND, WITH THE FOLLOWING CONDITIONS:

- **THAT THE APPLICANT WILL PROVIDE, AS RECOMMENDED BY STAFF, A MIXTURE OF TWO OR MORE DECIDUOUS SHRUBS OR GROUND COVER.**
- **IT IS THE CONSENSUS OF THE BOARD THAT THE ST. JOHN'S WORT WILL BE REMOVED FROM THE PLANING PALETTE. THE APPLICANT CAN WORK WITH THE REST OF THE PLANTING PALETTE.**
- **THE APPLICANT WILL WORK OUT WITH STAFF TO WORK OUT THE DETAILS OF THE WALL, IN TERMS OF CONSTRUCTION AND DETAILS OF THE SLOPE.**
- **THE APPLICANT WILL WORK WITH STAFF TO CLEAN UP THE SPACE IN GENERAL, ESPECIALLY WHERE THE TREES ARE ON THE PLAN. THE GROUPING OF TREES SHALL BE BROKEN UP, TO CREATE A MORE INFORMAL GROUPING OF FIR TREES.**
- **THE APPLICANT WILL WORK WITH STAFF TO ENHANCE, OR WORK WITH, A CIRCLE THEME THAT IS ON SITE IN THE PLANTING STRUCTURE, TO REFLECT THE CIRCULAR NATURE OF THE SITE.**

MOTION APPROVED (4-0).

IT WAS MOVED BY MR. MADRID AND SECONDED BY MR. WOBKER TO CLOSE THE MEETING AT 7:53 P.M. MOTION CARRIED (4-0).

PRE-APPLICATION

PRE070058, Redmond Town Center

Description: Relocate existing information center under exterior escalator/landing area between buildings EE & F in Redmond Town Center.

Location: 16495 NE 74th Street

Applicant: Thomas Burkle *with* Integrus Architecture

Staff Contact: Asma Jeelani / 425.556.2443

Ms. Jeelani says the project adds an information center to the existing Redmond Town Center shopping area. The applicant is creating a storefront addition to the center, under the escalator of buildings EE and F. It's a small addition; it's roughly 100 SF with a circular pattern. The same building materials used in the Town Center building will be used, and the applicant is matching the lines of the building materials as well. The only concern from staff is the circular window design provided, but wants input from the board. That upper area is curved, and the "porthole" type windows are the concern.

Rick Beesen is the applicant. Mr. Beesen says what's been presented is consistent with what was provided a few years ago, an outdoor, covered information center. The applicant is trying to reclaim that area used by the information center previously for retail space, so the information center is moving out. The space should be visually open, but has natural protection. The curve in question follows the bulkhead

of the walkway above. There will be signs above that, which will be processed separately. It will be understated, as the Town Center has seen before. It's not a visual obstruction in any way.

Thomas Burkle, the architect, says the design is simple. The stainless steel from the escalator above will extend to the ground level. Regarding the three round windows, it was a whimsical idea to mirror some of the gears in the escalator above. The curved screen wall is also a very simple pattern that adds a backdrop to the open plaza. The windows would go into a security control area. They're mainly there to add some light.

COMMENTS BY THE DRB MEMBERS:

Mr. Meade:

- Asked if the glass would actually curve. Applicant says it would curve in segments.
- Asked if this was a storefront system, which the applicant says was correct.
- Asked if it was a heated space. Applicant says it is.
- Asked why an entry door wasn't put on the north side. Applicant says the main entry is from the south, and you go past the elevator on either side. The doors on those sides would allow people to come in. The building will function as a pass-through, in some ways. There are two rounded counters inside that limit the space. Those aren't noted on the pictures.
- One door will hit at one counter; the other will be floating below it. A wood edge would be visible. Frosted glass may be an option there, too, or a spandrel material.
- The storefront will be aluminum, but will be transparent in some ways to allow customers to see through the space to other tenant storefronts.

Mr. Wobker:

- No corrections to add. Says the round windows are fine.

Mr. Madrid:

- Asked about the playground. Applicant says a new one has already been built; it's near the Tully's in the new play area. Play activity has transitioned over there, for the most part.
- Says that playground is good for little kids, meaning toddlers. Would like to see those playground elements relocated somewhere else. In other locations, toddlers can get hurt.
- Understands concept of blending this in, but would like to see a subtle change in the front, like some potted plants on the ends. The applicant says large potted plants are there now, and adjustments will be made.
- Says it's perfectly appropriate.

Ms. Promer-Nichols:

- No problems with the project. No problems with the "portholes."
- Says when the applicant comes back, he can come back for approval.

PRE-APPLICATION

PRE070045, Costco

Description: Development of a 15 acre lot, 160,000 SF membership warehouse store

Location: 188th Ave. NE and NE 76th Street

Applicant: Steve Bullock *with* Mulvanny G2 Architecture

Staff Contact: Asma Jeelani / 425.556.2443

Ms. Jeelani noted that this is the second pre-application meeting for this project. It's currently aligned for utilities, which will be graded after the project is approved. There are two main elements to this project. One is the site; the other is the building elevations. At the last pre-application, the Board had comments about the site and the buildings. On the site, there will be 20' high walls on the west elevation of the site. There will be retaining walls close to the gas station, and, depending on the final access point, there may be more retaining walls at the corner of 188th and 76th. These walls would also be 20' high. The staff says they should be at least two three tiers, and not be a 1000' long wall. It would be difficult to mitigate that for blank wall treatment. One option presented, L1.0, would be a good example of mitigation for that problem.

The access point has been moved south, which the staff says is a good idea because it disperses traffic away from the front of the building. There are 20' x 30' landscape areas provided, as discussed previously in informal meetings with the applicant to have larger landscape islands. Landscape strips in other Costco's have not been successful, and often, people simply walk over them and store their carts there. These areas will be raised to a certain height to make sure people are discouraged from putting their carts there. Elevating these will also break up the monotony of the parking lot. Ms. Jeelani has listed her concerns about the site plan in her memo.

As far as the building design, the place where the building is located is the highest spot on the site. The building will be visible from all four sides. There's a drop on the north side, so it will be visible from Union Hill Road, NE 76th, 188th and 185th. It's been hard to understand for the staff what kind of detailing is going on, and difficult to see in the plans. Staff says larger-scale drawings are needed. The west and north elevation need much better detailing for architectural features and roof line details. This is a box, and the staff wants to give this box a treatment. Sloping roofs or mansards could be some answers to break that horizontal effect. The entrance is not as inviting as it should be, based on the size of the building. A better roof could help. The combination of building materials has been used in other Costco's, but a sample or a picture of those materials has been requested. Much more detailing about the building elevation is needed, especially the roof line. Much more blank wall treatment needs to be provided.

Peter Conn [sp] presented for Costco, with Mike Clear [sp] from Wiseman Design, and Kristine Mullin [sp], the designer from Mulvanny G2, Justin McGinn [sp], from Wiseman, and Scott Bulluck [sp], from Mulvanny G2, the planner. There are four different site plans, but the best place for the building was agreed upon to be on the highest spot. The applicant has refined some of the landscaping elements. There are high walls due to the elevation differences. Mr. Conn says he can split the walls or make it a single-height wall. There are some advantages with the single-height wall when it comes to landscaping. Regarding the building, the applicant says he's trying to reflect Northwest design elements. There's been a revision to the canopy, using trellises. The applicant brought some materials to the meeting to show the board some options for that trellis. Mr. Conn says he's trying to develop a "vocabulary" for the building and the area, respecting the transition happening in the neighborhood. The applicant tried to stick with a Northwest theme. One problem with a canopy, if the roof gets too big and heavy, it becomes too dark. The new proposal is light and bright, hopefully creating an inviting look. The applicant says he feels he's on track, but still coming up with thematic values for the project, and its larger-scale feel.

Mr. Clear spoke to the design elements that have changed. There's a realignment to the main entry, which creates stacking room so traffic flows smoothly. It also helps divide up the parking lot. There's still a connection between the street and the driveway. The planter islands are 30' x 38' to deal with the car issue. Mr. Clear asked for clarification on what staff wanted in this area. Ms. Jeelani noted that some people put their carts into the island; she wanted that higher, up to 2' or 3', to dissuade people from doing that and breaking up the monotony. Mr. Clear pointed out that when the curb is raised, people could hit it with their car doors. Mr. Meade says there may be a chance to terrace those curbs to include that idea. Mr. Meade says reducing the size of the island to 30' x 30' could help widen the parking spaces. Cart storage will be right next to the curbs. Mr. Madrid asked about the islands, and how their size is dictated. The applicant says there's a regulation they're working under that demands a certain amount of square feet of island space for the project. The applicant says he's well above what's asked by law. The law also says there shouldn't be more than 10 spaces in a row, but the applicant will be looking for a variance there by creating more island space. There's a percentage requirement for landscaping, and the applicant says he's very close to that mark. Ms. Jeelani says staff will work with the applicant on that requirement.

The applicant says parking has been taken away from a part of the building the Board had asked for. Landscaping has been added to the north side of the building; a strip of landscape has been added to the side of the building as well. Costco doesn't have a strong preference on the size of the wall. The single has some advantages; first, with a single height, bigger plants can be put in, and the planting would be more successful. The applicant also says the view from the adjacent property isn't all that important because it's an industrial use area. The applicant is asking for feedback. Mr. Wobker asked if there was a sidewalk along that retaining wall; the applicant says there was not. Mr. Meade asked if the planting would be at the base of the wall to conceal it, or above it. The applicant says planting would happen above and below the wall to screen it. Bigger materials could be used at the bottom of the wall in a single-wall format;

also, there would be a wider planting space at the top of the wall. Putting in tiers would narrow the planting beds. There are varying widths to the beds with the tier approach. The applicant notes that the changes included come from staff recommendations and the Board's recommendations. The applicant has tried to break up the rigidity of the parking lot by introducing curvilinear entrance and other features.

Ms. Mullin says it's unfair to judge this project on a "big box" perspective. She's trying to incorporate a Northwest architecture, using contemporary buildings in Redmond as examples. The east elevation involves a canopy, which the Board liked the last time it was presented. With the main canopy, the applicant is trying to echo the openness of Redmond High School. It's an attempt for an open pavilion look. The awning's been raised to 16', which is higher than normal. The roof is sloped back, has a lighter color, and uses open truss work that should invite people in. The sign is held with an open structure. There's an open area in the roof that provides more openness, too. The column supports are also representative of Northwest architecture, but very functional. It comes across as a working warehouse. A pedestrian walk through the parking lot comes to a covered pedestrian canopy, which should be comforting and helpful in protection from the rain. Costco wants the focus to be on the entrance.

On the east side of the building, the materials proposed are high-quality, durable finished CMU material in different colors. There are four different colors, with different accents and a base material color. These are used in other Costco stores. The applicant is trying to give the colors a timeless quality that reflects Redmond. Regarding the idea of an awning or mansard, the applicant says those might start to make the store look like it has multiple-use tenants. That would take away from the focus on the main entrance. The masonry would have a contrast in color, and would use the colors that represent the Costco brand. Mr. Wobker asked about the area under the canopy. The applicant explained there were bar joist trusses there and metal decking of the roof. It's an open expression of the structure.

On the south elevation, the tire center and food court pull out. Two awnings in this area start to bring down the mass of the structure in this area, and ties in some design elements. A rustic red accent color has been added to tone down the deep red of Costco's brand. The applicant wants non-trendy, sophisticated, yet simple design with this project, or "simple elegance." It's a fine line to be on.

The west and north sides of the building are a non-pedestrian area, with a 20' wall. Its experience from the site will be diminished. The applicant says the idea is to have a break-up of design and materials, and a break-up of the roof parapet. There is some articulation in the masonry, which should help with that break-up as well. The applicant doesn't want to break up the roof in some areas. It would create several little buildings, but wouldn't necessarily change the façade. Ms. Jeelani mentions that introduction of the red color on the west elevation could help tie the project together. The applicant says she wants an honest warehouse, not a false front of architecture. She knows that's debatable. The same design language and materials extend all the way around the building. It's a simple, yet pleasant design.

COMMENTS BY THE DRB MEMBERS AND CITY STAFF:

Mr. Meade:

- Asks about the weathered copper, and its vertical breakups. The applicant says that's the accent color for all the metal work on the project.
- Ms. Jeelani noted the cart storage area in the front needs a screen. The applicant didn't show landscape on that part of the plan to talk only about architectural design. There is a plan for that, and the applicant says it's a good idea. The applicant is talking about using a walled landscape area to screen the area, but wanted something friendly for pedestrians. That could be a danger if people hit those barriers in their cars. The applicant thought the best approach would be a landscaping area that people wouldn't walk through, perhaps elevated 12".
- Mr. Meade suggested making it high enough so that the fire marshal doesn't want to paint it red. The applicant said that 12" was considered to make sure cars could move easily through the area. Cast-in-place concrete could be used here.
- Mr. Meade says the steel structure does not appear to be centered on the concrete columns. The applicant says that level of detailing isn't in place yet. The applicant wants to make sure the Board is buying in to the concept before providing further detail.
- Mr. Meade asked about the slope of the canopy roof leading to the entry. The applicant says it's a mild slope, possibly 3:12. Mr. Meade asked if there was a chance to increase that slope if the ridge

height was accurate, at 40'. The applicant responded that could be a possibility, but wants to make sure the project doesn't go too far. Mr. Meade would like to explore that.

- Asks why there's a trellis on one side over the tire center, and one door is uncovered. The applicant thought that was an interesting twist, one of many asymmetrical elements in the project to add interest. Mr. Meade sees an opportunity in the tire center to add some elements, perhaps some glass doors. The applicant says different jurisdictions have different sentiments on that. The architect likes the metal doors for the security they offer; the doors are open for most of the day.
- Mr. Meade likes the colonial red color and would like to see more of it on the building. He'd like to see some of the coping in the copper color to make them "pop" a little more.
- Asked about the blocks used in the wall. The applicant says different-sized blocks could be added to change color and depth of the wall. The change in depth would be roughly 4", using the different blocks. The coping at the top is 8" high and 3" deep, but the copings are essentially on the signage areas. Coping on the masonry areas would be standard coping.
- Mr. Meade asked about the profiles for the metal siding. The applicant said yes, and said two types of boxrib [sp] would be used. One for the vertical would be 12" on center and 1.5" deep. That will provide texture to the building. The second boxrib, for the horizontal, is the more traditional type. The spacing is about 7.75", and the material is of finer grain. It's an accent. There is a concern with this horizontal, when darker colors are used. If it's dark, you'll see noticeable white lines. A lighter color, like the champagne color the applicant has recommended, would be appropriate.
- Mr. Meade asked about the red stripe. The applicant said it would be a prefabricated metal, not painted, and something Costco is confident in. A projected metal panel is another possibility, and gives a unique "floating" look.

Mr. Wobker:

- Likes the look of the lighting solution on the backside of the building. Wonders if there will be a problem of having too many signs. The applicant says that's a detail to work out later, and might require a code variance. The staff will help on that issue.
- Likes the color palette and materials. Shares a concern about the 20' wall. Likes the west elevation the least. Likes the walkway; thinks it improves the walkway.
- Has concerns about the gas station and its proximity to the road; that will be a later discussion.
- Likes the canopy, but is disappointed in the use of skylights at the tire center. Applicant says Costco is interested in "breaking up" the monotony of the tire center using asymmetrical design.
- Mr. Wobker says the eating area is disappointing, because it faces south and west, yet doesn't allow in any natural light. Notes the board has never approved a project this large without glazing, or glass, and doesn't want to miss an opportunity here. Applicant says it's a point well taken, but could be difficult from a security point of view. The store's vault is on that side, and glazing might jeopardize that. The applicant notes that members in Issaquah don't like the outdoor seating, because it's cold, and notes natural light is provided in other areas, with 200 skylights proposed.
- Applicant notes this is a warehouse in an industrial area, not a retail center like Target.

Mr. Madrid:

- Disagrees with the industrial area issue; points out a lot of residential building is happening in this immediate area with a lot of car traffic. Applicant says that point is taken.
- Mr. Madrid thinks the building is moving in the right direction. Wants to know where the entry points for pedestrians are off 188th and 76th. Applicant is still working on that.
- Wants to make sure there's some outside seating for the eating area, and suggests a façade there.
- Doesn't understand design behind tire center, and why the trellis stops. Applicant says the two trellises are counterparts, and makes for an interesting design.
- Mr. Meade suggests putting the trellises past the CMU, which could provide the asymmetry of design while still in the scale of the one on the east. Applicant says that may be possible.
- Mr. Madrid wanted to see some benches in front. Applicant responded that's possible, too, but points out people don't usually sit and linger at the store. Mr. Madrid wants to make it pedestrian-friendly.
- Asked about lighting, and hours of the building. Applicant says building will stay lit until 10 p.m., and security lighting overnight.
- Wants to know what the west elevation will really look like. Wants the applicant to return with perspectives involving landscaping. Can't get a good feel for it now.

- Likes entrance, but needs more detail to get a better feel for it. Applicant plans to bring in computer-generated images.

Ms. Promer-Nichols:

- Concerned about the site plan, and how the gas station will affect traffic flow. Exiting the gas station back into the parking lot seems to be a problem. Issaquah has a good option of letting people out.
- Is bothered by the north and west elevations; wants something better. Likes the trellis on the Issaquah Costco. That broke up the CMU wall. Glazing could help breaking up a plane.
- Wants to find another way to express something to break up the monotony of the project. Applicant says that's a struggle because the area's a truck route, not a pedestrian area. Agrees the façade will need more study, maybe with a projected piece of steel.
- Ms. Promer-Nichols suggests different colors might break things up. Applicant says it's worth further study, and will create a computer image.
- Mr. Fischer points out there is a problem with one corner of the building; a vertical line of color could help break it up there. The applicant says that will be considered, but wants cohesive design.

Mr. Jeelani:

- Suggests a new study on that wall should be brought to the next meeting.
- Asked about a smoking area on the southwest side. Applicant points out that will be in the loading dock. Mr. Fischer asked if there was an outside area set up for them. Applicant says that will be provided.
- Concerned about breaking the red line on the west elevation. Applicant says that could work, possibly with more masonry. That elevation will get a full study.
- Mr. Meade says additional masonry might not work with trees in front of it. Suggests another location might be better for more masonry.
- Ms. Jeelani asks about a roof over the entrance. Applicant says the canopy and roof provide shelter. It's a struggle to provide an area not too big or too small that's in scale with the building.

ADJOURNMENT

IT WAS MOVED BY MR. WOBKER AND SECONDED BY MR. MADRID TO ADJOURN THE MEETING AT 9:53 PM. MOTION CARRIED (4-0).

MINUTES APPROVED ON

RECORDING SECRETARY